094.0	0002	0029.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	742,700 / 742,700
					USE VALUE:	742,700 / 742,700
					ASSESSED:	742,700 / 742,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		AERIAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHISHOLM MARK		
Owner 2:			
Owner 3:			
Street 1:	9 AERIAL STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	CHISHOLM MARK -
Owner 2:	MATZEK LARISSA Z -
Street 1:	9 AERIAL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,600 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1907, having primarily Clapboard Exterior and 1164 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8600.000	268,100		474,600	742,700
Total Card	0.197	268,100		474,600	742,700
Total Parcel	0.197	268,100		474,600	742,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 638.06 | /Parcel: 638.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 61499

GIS Ref

GIS Ref

Insp Date 09/27/18

!7722!

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0002-0029.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	268,100	0	8,600.	474,600	742,700	742,700	Year End Roll	12/18/2019
2019	101	FV	233,700	0	8,600.	481,400	715,100	715,100	Year End Roll	1/3/2019
2018	101	FV	233,700	0	8,600.	359,300	593,000	593,000	Year End Roll	12/20/2017
2017	101	FV	233,700	0	8,600.	325,400	559,100	559,100	Year End Roll	1/3/2017
2016	101	FV	233,700	0	8,600.	311,900	545,600	545,600	Year End	1/4/2016
2015	101	FV	221,500	0	8,600.	264,400	485,900	485,900	Year End Roll	12/11/2014
2014	101	FV	221,500	0	8,600.	250,900	472,400	472,400	Year End Roll	12/16/2013
2013	101	FV	221,500	0	8,600.	238,700	460,200	460,200		12/13/2012

PRINT

Date	Time
12/10/20	22:20:03

LAST REV

Date	Time
10/05/18	12:09:28

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7722

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHISHOLM MARK	47940-401		8/4/2006	Family	99	No	No		
FIELDING EDWARD	36865-406		10/30/2002		402,500	No	No		
EDWARDS KENNETH	26273-467		4/30/1996		194,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/1997	455		20,000					ADD SUNROOM 12X16
4/28/1997	190	Manual	2,000					REROOF
10/19/1992	519		23,961					ADD DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	BS	Barbara S
12/19/2008	Meas/Inspect	189	PATRIOT
12/30/2002	MLS	MM	Mary M
3/6/2000	Inspected	276	PATRIOT
2/2/2000	Measured	197	PATRIOT
2/1/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	61499
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8600		Sq. Ft.	Site		0	70.	0.79	5									474,599						474,600	

Total AC/HA:	0.19743	Total SF/SM:	8600	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	474,599	Spl Credit		Total:	474,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	329351
Depreciation:	61259
Depreciated Total:	268092

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

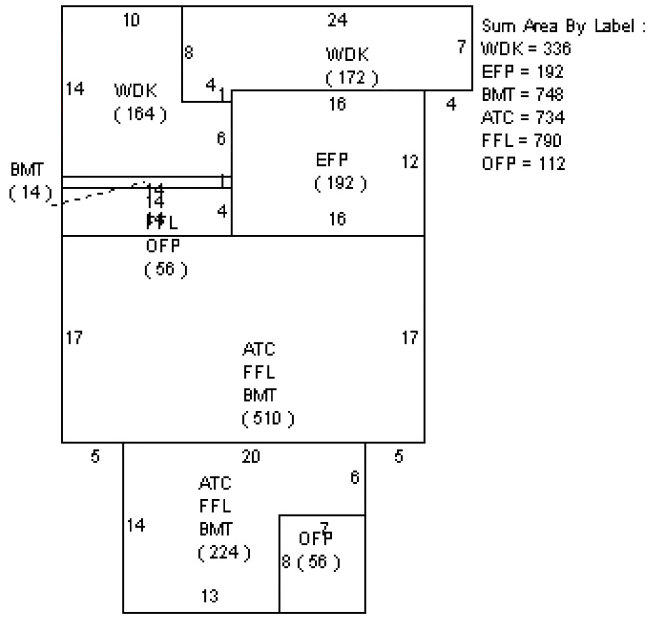
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	110.10
Final Total:	268100	Val/Su SzAd	256.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	790	175.480	138,631
BMT	Basement	748	69.750	52,176
WDK	Deck	336	8.980	3,016
ATC	Attic	257	175.480	45,081
EFP	Enclos Porch	192	41.400	7,949
OFP	Open Porch	112	31.230	3,498

Net Sketched Area:	2,435			Total:	250,351
Size Ad	1046.9	Gross Are	2912	FinArea	1164

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 094.0-0002-0029.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	